

County of Placer

Granite Bay Municipal Advisory Council

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REGULAR MEETING MINUTES

Wednesday, August 1, 2018 7:00 PM Eureka School District Office, Board Room 5455 Eureka Road, Granite Bay, CA

1. Call to Order & Pledge of Allegiance 7:00PM

2. Welcome, Introduction of MAC Members & Statement of Meeting Procedures

Virg Anderson, Frie Rose, Tom Kruse, Scott McCuellin, Jim Radler, Walt Bekarrley of

Virg Anderson, Eric Bose, Tom Kruse, Scott McGuckin, Jim Radler, Walt Pekarsky and Te Iwi Boyd, Secretary.

3. Approval of August 1, 2018 Agenda & May 2, 2018 Minutes

Agenda: Motion was made to approve the August 1, 2018 Agenda. Motion was

seconded and passed, 6-0.

Minutes: Motion was made to approve the May 2, 2018 Minutes. Motion was

seconded and passed, 6-0.

4. Public Safety Reports

A. Placer County Sheriff's Office
B. California Highway Patrol
C. South Placer Fire District
No report given.
No report given.

5. Public Comment: Let us hear from you! Do you wish to share something that's NOT already on this agenda? We welcome your input at this time and kindly ask that you keep your comments to 3 minutes or less (or as determined by the chairman).

John Marsha provided an update on his ongoing issue with neighbors. Mr. Marsha thanked Supervisor Uhler and Ashley Brown for their continued assistance with this matter.

Resident Cheryl expressed her concern regarding the Zoning Text Amendment and concerns regarding allotted time for public review and overall transparency of the process.

Scott Von expressed his concerns regarding open space.

The MAC is composed of appointed community members whose purpose is to advise the Board of Supervisors about activities and problems of the area represented. Residents are encouraged to attend and talk about issues important to them. More info at www.placer.ca.gov/bos/macs. Placer County is committed to ensuring that persons with disabilities are provided the resources to participate fully in public meeting. If you require disability-related modifications or accommodations, including auxiliary aid or services, to attend or participate in this meeting, please contact the Board of Supervisor's Office



6. Information Items:

A. Tiny House Zoning Text Amendment

Staff will provide an overview of a proposed Zoning Text Amendment updating the County Zoning Ordinance to allow a tiny home on wheels as a primary or secondary dwelling unit in zone districts where primary and secondary dwellings are currently permitted. In order to expand the types and affordability of housing options, a tiny house on wheels would be defined as a separate, independent living quarters that is less than 400 square feet; includes basic functional areas that support normal daily routines, such as a bathroom, a kitchen, and a sleeping area; is mounted on a wheeled trailer chassis; and is titled, licensed and insured to tow legally under the California Department of Motor Vehicles.

Presenter: Planning Services Division staff (20 minutes)

The presenter provided MAC Members a hand out on the Tiny House Zoning Text Amendment.

The purpose of the Zoning Text Amendment is to diversify the types and affordability of housing, Placer County proposes to amend the Zoning Ordinance to add tiny houses on wheels as another housing option. Tiny houses on permanent foundations and built to Building Code standards are already allowed in the county. Tiny houses on wheels are currently considered recreational vehicles and are only allowed for limited timeframes and in certain zone districts. This zoning text amendment would amend the Zoning Ordinance to allow tiny houses as primary and secondary dwelling units in zone districts where those uses are already allowed.

A tiny house on wheels would be defined as a separate, independent living quarters that is less than 400SF; includes basic functional areas that support normal daily routines, including a bathroom, a kitchen, and a sleeping area; is mounted on a wheeled trailer chassis; and is titled, licensed and insured to tow legally under the California Department of Motor Vehicles.

The proposed changes do not apply to the Tahoe Basin. Regulatory provisions related to housing, include allowances for primary and secondary dwellings, are included in the Tahoe Basin Area Plan.

Goals of the ordinance are to increase diversity of housing types and increase housing affordability.

Tiny houses on wheels would require Zoning Clearance in Residential Single-Family, Residential Multi-Family, Residential-Agricultural, Residential-Forest, Resort, Agricultural Exclusive, and Farm zone districts.

Key provisions of the ordinance for Tiny houses on wheels would be: allowed only in zones that allow single-family and secondary dwelling units; required to meet all underlying zoning and land use regulations, such as building setbacks and height allowances; required to connect to county-approved water supply and sewage disposal facilities; designed to look like a conventional residential structure; and required to maintain proof of compliance with ANSI 119.5 standards as a recreational park trailer or ANSI 1192 (NFPA 1192) standard as a recreational vehicle, as well as with NFPA 70.

The time line for public meetings on Tiny Houses was given.

More information is available at www.placer.ca.gov/housing

Member Bose asked for clarification regarding Zoning Text Amendment Key Standards. It was explained that the list provided is a draft list. Building code requirements and design characteristics were discussed

Member Anderson asked for clarification regarding requirements for addition a tiny home to your existing property and recommended adding clarifying language to the Zoning Text Amendment.

Chairman Pekarsky asked for clarification regarding connections to water and sewer.

Member McGuckin asked what the distinction is between a tiny house community and mobile home community. It was explained that the county is research this very issue and the difference. It was explained that the County will need additional time on this issue.

Member Kruse expressed his concern with the proposed size, occupancy limits and sewer connection requirements.

Public:

Shannon Quinn expressed her concern regarding the language used by the presenter "should" vs. "shall", her concerns regarding a house with wheels being left for eternity on someone's property and her concern with these units looking more like RV's than tiny homes on HGTV as well as her concerns about the impacts on schools, sewer and traffic in the community.

Resident Jane expressed her concern with the timeline and suggests that the timeline be moved back until all of the unknowns are addressed.

A resident commented that this presentation was helpful.

Sandy Harris expressed her concern that not all of the impacts of secondary dwelling units are fully understood yet, as well as her concerns regarding Code Enforcement.

Chris Johnson shared that she is familiar with Tiny Homes and prefers to see them on a permanent foundation. She would like to see zoning for small house villages.

Scott Von thinks as presented, the language leaves too much to interpretation and that it is not a complete package.

Shannon Quinn asked about parking requirements.

Sandy Harris asked if tiny houses will be able to apply for variances.

Member Bose asked for clarifications regarding setbacks, parking and other tiny home requirements.

B. Roseville Congregate Living Health Facility

Roseville Congregate Living is a proposed Residential Care Home on a 4.11-acre site (APN 467-090-009-000) located at 3140 Spahn Ranch Road, south of Old Auburn Road. The site is designated Rural Low Density Residential in the Granite Bay Community Plan and is zoned RS-AG-B-40 (Residential Single Family, combining Agriculture, minimum building site of 40,000 square feet). Requested entitlements include a Rezoning to RA-B-40 (Residential Agriculture, minimum building site of 40,000 square feet) and a Minor Use Permit to allow a 15 resident, 24-hour, long-term care facility in an existing single-family residence on the property.

Presented by: BJ Singh, applicant (20 min)

A history of the property was provided to attendees and a handout was provided to the MAC. The Applicants requested entitlements include: Rezoning to RA-B-40 and a Minor Use Permit to allow a 15 resident, 24-hour, residential care home on the property. Current RS zoning was explained as was the difference between a senior care facility and a congregate living health facility.

Only internal renovations are planned for the residence. External changes include the expansion of a driveway bridge and construction of a turnaround to accommodate emergency vehicles. A fire hydrant, trash enclosure, and additional landscaping would be added.

Property access, parking, utility connections and employee shifts were discussed.

Member Bose clarified that there would be no expansion. Signage, licensing, maximum number of residents and type of clientele allowed at the facility were discussed.

Member Anderson asked if there would be any changes to the interior space of the facility. It was explained that there may be minor interior changes but that most of the space will remain the same

Member McGuckin confirmed that no signage is allowed.

Member Kruse asked for clarification regarding the connection to water and sewer.

Member Radler asked about visitors and parking. It was explained that the residents placed in congregate living facilities have very little or no support.

Shannon Quinn asked about the facilities licensing. Licensing, occupancy, staffing ratio and emergency resources were clarified and discussed.

Chris Johnson expressed concern regarding potential flooding in that area. IT was explained that the house itself is 15 FT above the flood plain.

7. Action Items: (None)

8. Adjournment to next regular meeting on September 5, 2018 Meeting adjourned at 8:31PM.